

CHAPTER 4

RURAL AND NATURAL RESOURCE ELEMENT

INTRODUCTION

As settlement patterns consume more and more of the county's rural landscape there is a need to protect resource lands and prevent exurban sprawl. The prevention of sprawl is difficult but the *Growth Management Act (GMA)* established a framework that requires Clark County to manage its growth in a comprehensive and coordinated manner. A basic principle of the *GMA* is that growth should first be directed to areas already characterized by growth and where growth can be supported with adequate urban facilities and services. By directing development to areas where facilities are currently provided or can be efficiently provided in the future, the county can better utilize limited resources in both rural and urban areas. Additionally, by generally directing growth to such areas, Clark County can ensure that a distinct option for rural living will be available for generations to come.

The *GMA* does not specifically define the rural element but instead defines what it is not. The rural element is to address "lands that are not designated for urban growth, agriculture, forest or mineral resources. The rural element shall permit land uses that are compatible with the rural character of such lands and provide for a variety of densities (RCW 36.70A.070 (5)). Urban services will be available in urban areas, but not at urban levels in rural areas (RCW 36.70.110 (3)).

GMA requires the development of a rural element for counties planning under this legislation. This goes beyond the identification of rural lands to include:

- the projected 20 year population growth;
- identifying rural government services;
- providing a variety of densities for residential, commercial and industrial land uses; and,

- addressing rural character of such lands, which can include critical areas as well as small scale farm and forestry activities.

As defined by *WAC 365-195-210(19)*, rural lands are those areas which lie outside of urban growth areas and do not include designated long-term resource lands (agriculture, forest or mineral resources). Typically, these areas represent a lifestyle based on historical development patterns and resource based industries such as commercial forestry, Christmas trees, dairies, berry farming, orchards and mining.

Commercial activities such as small scale retail or businesses are often found throughout the landscape at major road intersections, old mill sites, railroad stops and other areas of concentrated development. Recreation uses are often found along the Columbia River and its lowlands, the Lewis and East Fork of the Lewis River and in the foothills of the Cascades. Generally, urban levels of services are not provided in rural areas. As the population in Clark County has increased, the pressure for residential development and subdividing land into smaller parcels has occurred throughout the rural area of the county. Today, much of the county's rural lands include a mix of resource and residential uses.

No single attribute describes the rural landscape. Instead a combination of characteristics which are found in rural settings impart the sense of what we commonly describe as rural. These factors are cumulative and the more of these factors that are present influence feelings of whether a particular area is rural. In many cases these characteristics are subjective and frequently not all of them are found in each area. When describing rural conditions the public will often describe these areas in terms of a certain lifestyle. The factors listed below are those that usually describe "rural character."

- The presence of large lots;

- limited public services present (water, sewer, police, fire, roads, etc.);
- different expectations of levels of services provided;
- small scale resource activity;
- undeveloped nature of the landscape;
- wildlife and natural conditions predominate;
- closer relationship between nature and residents;
- personal open space;
- a sense of separation from intense human activity;
- a sense of self sufficiency;
- a sense of differing needs for of government regulation; and,
- rural commercial supporting rural area population rather than drawing from the urban areas.

Planning for rural lands in Clark County is important for the following reasons:

- To maintain a rural character;
- to recognize their location at the urban fringe, where they are susceptible to sprawl development which can overwhelm the existing character, infrastructure and way of life;
- to serve as transition areas between urban and resource uses because urban and resource uses are dependent on each other, but are not always compatible;
- to provide services and goods that support resource activities;
- to supply nearby urban residents with locally harvested resource products which are fresh and often less costly;
- to allow the efficient provision of public facilities and services by clearly delineating between urban and rural uses so that growth is directed to more compact urban centers;
- to add an important dimension to the quality of life through the existence of

rural lands, open space and natural or critical areas; and,

- to provide for the planned future expansion of urban uses, if necessary or needed, in the rural lands that border designated urban areas.

The *GMA* mandates that the comprehensive plan be internally consistent and that all elements shall be consistent with the future land use map. In addition to requiring a rural element, the *Act* allows counties to permit master planned resorts. A master planned resort means a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities. A master planned resort may include other residential uses within its boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort (*RCW 36.70A.360*).

Development of the *Rural and Resource Element* cannot occur in isolation. This element is an integral part of the county's *20-Year Plan* but the policies within this element are part of a network of policies. Together, this element in concert with the rest of the *20-Year Plan* should support the long range vision for Clark County.

After a brief review of existing conditions and the types of growth that need to be accommodated, this element concentrates on the methodology used to designate resource lands and how future land use needs within rural and resource lands will be met. This element emphasizes how rural and resource lands should be used in the future, supporting the ongoing and future resource activities (farming, forestry and mineral extraction) and encouraging such activities on a smaller scale in the rural non resource lands.

EXISTING CONDITIONS

Clark County is approximately 420,000 acres in size, of which approximately 340,000 acres are outside the 1993 adopted interim urban growth areas. The predominate current land uses outside the urban growth boundaries include forest, agriculture and single family

residential development. *Table 4.1* illustrates the distribution of land uses based on 1980 zoning categories throughout the rural and resource lands. Also, within the county are rural activity centers. These centers are often at the crossroads where historical development

has allowed for both smaller lots and commercial uses within these nodes of development. *Table 4.2* provides acreage information on existing land uses within these rural centers.

Table 4.1 Acreage Totals Based on 1980 Zoning Categories

ZONING CATEGORY	ACRES	PERCENT OF COUNTY
RURAL RESIDENTIAL (RR)	36,737	8.8
RURAL ESTATE (RE)	70,908	16.8
RURAL FARM (RF)	31,560	7.6
AGRICULTURE (AG, AG/WL)	56,410	13.5
FOREST	139,936	33.3

Table 4.2 Acreage of Land Uses in Clark County's Rural Centers, 1994

RURAL CENTERS	LAND USES				
	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PUBLIC	TOTAL
AMBOY	244.3 ac	19.3 ac	NA	51.1 ac	314.7 ac
BRUSH PRAIRIE	142.8 ac	48.8 ac	21.3 ac	.8 ac	213.7 ac
CHELATCHIE	141.4 ac	3.5 ac	158.6 ac	40.5 ac	344 ac
DOLLARS CORNER	231 ac	58.3 ac	NA	2.0 ac	291.3 ac
MEADOW GLADE	293.8 ac	6.9 ac	1 ac	26.5 ac	328.2 ac
HOCKINSON	113.2 ac	19.9 ac	NA	31.3 ac	164.4 ac

* Assessor's Data Base

The following provides a brief description of existing conditions for the various land use types and facilities found within the rural/resource areas of Clark County. Much of the information on existing facilities such as transportation, parks and open space, critical lands and capital facilities can be found in the respective elements of the *20-Year Plan*.

Transportation

Land use and transportation are closely linked, even within the rural and resource areas. Within the rural area, the functional classification for roads includes Rural Principal Arterials, Rural Minor Arterials and other rural roads such as Major and Minor Collectors and local roads. Analysis of rural road definitions and deficiencies is discussed in *Chapter 3, Transportation*.

Population Growth and Residential Locations

Much of the growth in Clark County has occurred in the unincorporated areas, which are not always rural areas but include urban areas such as Felida, Hazel Dell and Cascade Park (see *Table 4.3*). The GMA mandates that in the future, the majority of growth will be directed to urban growth areas which are expected to eventually be annexed to cities. This implies that cities will gain population by annexing areas where people already live and that most of the new development in the county will occur in cities or unincorporated areas which will eventually be a part of that city.

As of September 1993, approximately 45,600 people resided within the rural and resource lands, or those areas outside of the urban growth areas.

It is anticipated that there will be an increase in population in the rural and resource areas of approximately 25,901 people by the year 2012 which will increase the rural population by 33 percent over the next 20 years.

However, the proportion of people living in the rural and resource areas is expected to decrease to 19 percent of the countywide population as the urban areas increase in population.

Table 4.3 Population Distribution in Clark County by Jurisdiction, 1970-1990

JURISDICTION	1970	1980	CHANGE 1970-80	1990	CHANGE 1980-90
TOTAL CLARK COUNTY	128,454	192,227	63,773	238,053	45,829
UNINCORPORATED AREAS IN CLARK COUNTY	74,187	135,009	60,822	174,364	39,355
INCORPORATED AREAS IN CLARK COUNTY	54,267	57,218	2,951	63,689	6,471

Commercial/Industrial Uses

Existing commercial uses are located within the rural and resource areas of Clark County. The majority of existing commercial uses can be found within the rural centers, although there is some commercial use outside these centers. Approximately 160 acres of commercial land can be found within the centers and approximately 30 acres outside these centers. Currently, the majority of industrial land is found within the cities or the proposed urban growth areas. Industrial land within the rural area is limited to the Brush Prairie area and Chelatchie, the site of the abandoned sawmill.

Commercial and industrial lands, especially regarding the relationship with employment, are discussed in more detail in *Chapter 2, Land Use* and *Chapter 7, Economic Development*.

Capital Facilities and Utilities

Capital facilities are the basic services which the public sector provides to support land development including roads, public schools, fire and police protection, parks, libraries, and utilities. Within the rural area, water availability is provided either through private wells or by Clark Public Utilities. Sewage disposal is predominately provided by on-site septic disposal. However, there are areas which have sanitary sewer systems due to failures of the septic systems, such as Meadow Glade and Hockinson. Utilities are discussed in greater detail in *Chapter 6, Capital Facilities and Utilities*.

Parks and Open Space

Realizing the importance of parks and recreation to the livability of the community, Clark County adopted its first *Parks Comprehensive Plan* in 1965. The Clark County Parks and Recreation Division owns and operates approximately 3,935 acres of park and open space lands. These lands are divided into three categories: urban, regional and special facilities. This includes 10 regional parks, 3 special facilities acres, and conservation areas and greenway systems. Many of these parks are in the rural area including Moulton Falls, Lewisville Park, Lacamas Lake, Siouxon and Whipple Creek Park. Recreational facilities are discussed in more detail in *Chapter 8, Parks and Open Space*.

Critical/Sensitive Lands

Identification and protection of critical areas is a key component of the *GMA* legislation. The critical areas component, including maps, definitions and policies, can be found in *Chapter 2, Land Use*. Critical areas can be found within the urban areas and within the rural and resource areas of the county. These critical areas include: flood hazard areas, geological hazard areas, wetlands, shoreline and surface waters, wildlife conservation areas, aquifer recharge areas and scenic areas.

DESIGNATION CRITERIA

In order to determine the future land uses within the rural and resource land of the county, a variety of different attributes of the land were assessed. As required by the Growth

Management legislation, conservation of resource lands (agriculture, forestry and mineral) was analyzed and lands designated based on the criteria provided in the legislation. Upon determination of the location of resource lands, the rural lands were also analyzed with regard to lot patterns and sizes and current uses, including the commercial activity within the Rural Centers.

Resource Lands

Clark County is fortunate to have a variety of land rich in natural resources including forests, farmland and deposits of gravel, sand and other minerals. These natural resources are a component of the economy, providing jobs, tax revenue and valuable products and materials for local use and export. Farmlands and forests also provide aesthetic, recreational and environmental benefits to the public while contributing to the diverse character of the county. The resource land designations are tailored to each of the resources and at a minimum address the guidelines provided by state law.

Below is a brief description of the state minimum guidelines and methodology used in designating forestry, agriculture and mineral resource lands. A full description of the methodology used can be found in the *Findings Document*. The majority of this work was developed with the assistance of three citizen focus groups, each responsible for a specific resource.

Forest Lands

The Washington State Department of Community, Trade and Economic Development (DCTED) provided counties and cities with guidelines to assist in classifying and designating resource lands. These guidelines include criteria for identifying forest resource lands. According to DCTED, the private forest land grading system of the state Department of Revenue should be used in classifying forest resource lands which includes the identification of quality soils for forestry. Long-term commercially significant forest lands generally have a predominance of higher private forest land grades.

Forest land is defined by the *Growth Management Act* as "land primarily useful for growing trees, including Christmas trees...for commercial purposes, and that has long-term commercial significance for growing trees

commercially" (*WAC 365-190-060*). (Long-term commercial significance "includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.")

The effects of proximity to population areas and the possibility of more intense uses of the surrounding lands are also important factors in classifying forest lands. DCTED provides seven indicators as guidelines for local governments to use in classifying forest lands:

1. The availability of public services and facilities conducive to the conversion of forest lands.
2. The proximity of forest land to urban and suburban areas and rural settlements: forest lands of long-term commercial significance are located outside the urban and suburban areas and rural settlements.
3. The size of the parcels: forest lands consist of predominantly large parcels.
4. The compatibility and intensity of adjacent and nearby land use and settlement patterns with forest lands of long-term commercial significance.
5. Property tax classification: property is assessed as open space or forest land pursuant to *RCW 84.33 or 84.34*.
6. Local economic conditions which affect the ability to manage timberlands for long-term commercial production.
7. History of land development permits issued nearby.

The delineation of forest lands began by quantifying and mapping DCTED's seven indicators. With the exception of soil grades (*Figure 19*), which are uniformly outstanding throughout the county, maps were created showing parcel size, tree cover, tax status, physical structures, roads, utilities, zoning, slope and rainfall. Urban areas and areas close to urban and suburban areas where few stands of timber remain were not mapped.

The maps were used to identify forest resources within the county. The task was made easier by the Washington Forest Protection Association, which represents many large and small forest owners, and the Washington Department of Natural Resources.

These groups classified lands under their ownership for designation as long-term forest resource land. Other lands were designated based on the criteria outlined above.

Agricultural Lands

Agricultural land is defined by the *Growth Management Act* as "land primarily devoted to the commercial production of horticulture, viticulture, floriculture, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees or livestock, and that has long-term commercial significance for agricultural production" [WAC 365--190-050]. Long term commercial significance "includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land."

Quality soils is a primary factor in classifying and designating agricultural resource lands (*Figure 20*). DCTED requires that the land capability classification system of the United States Department of Agriculture Soil Conservation Service be used in classifying agricultural resource land. This system includes eight classes of soils published in soil surveys. As with forest lands, the effects of proximity to population areas and the possibility of more intense uses of the land are important factors in classifying agricultural lands. DCTED provides 10 indicators to assess these factors; however, it is left up to the local jurisdictions to interpret these guidelines in the designation of resource lands:

1. The availability of public facilities.
2. Tax status.
3. The availability of public services.
4. Relationship or proximity to urban growth areas.
5. Predominant parcel size.
6. Land use settlement patterns and their compatibility with agricultural practices.
7. Intensity of nearby land uses.
8. History of land development permits issued nearby.
9. Land values under alternative uses.
10. Proximity to markets.

The classification and designation of agricultural land began by quantifying and mapping DCTED's ten indicators. Maps were created showing prime and unique soil, agricultural cover, forest cover, parcel size, tax status, physical structures, roads, utilities and zoning. Heavily forested areas and urban areas were not mapped.

The maps were used to identify Clark County's most productive farmland. This process identified farm areas that included major patterns of high quality soils and agricultural activity in areas with generally larger parcels. These lands became candidate areas for consideration as agricultural resource lands of long-term commercial significance. DCTED's guidelines again were used to more closely examine candidate areas with serious limiting factors and to determine the relative value of candidate areas for agricultural use. The Vancouver Lake lowlands candidate area, with its high quality of soils, large parcels, and wildlife values, was placed in a special class. The remaining candidate areas were divided into three tiers.

After completion of this work, looking at forestry and agriculture on an individual basis, it was found that there were a number of areas where farming activity was occurring adjacent to forestry and vice versa or where parcels were not picked up because both farming and forestry activity was occurring on the site, with neither being the predominant use. Therefore, all the "edges" of the resource areas were reevaluated. Through this process the category of Agri-forest was developed which recognizes that both or either resource activity may be occurring in this area.

Mineral Lands

In 1980, Clark County adopted the *Surface Mining Combining District Ordinance*. This is an overlay zone that can be combined with any other zoning district, such as Agriculture, Rural Residential, or Urban Residential zones. The ordinance identifies the extraction of sand, gravel, and minerals as a use permitted outright in the district, but requires a conditional use permit through the public hearing process for related activities such as rock crushing, asphalt mixing and concrete batching. Uses legally established prior to ordinance adoption are "grandfathered" with the right to continue as nonconforming uses. When implemented, this combining zone was applied to all existing gravel pits, whether

active or inactive, as well as to unmined sites for which the owner indicated an intent to mine. The use of the Combining District shall continue and provide for the ability to extract minerals within Clark County.

The designation and conservation of significant mineral resource lands within Clark County is required by the *1990 State Growth Management Act*. Section 17 of the *Act* states that "each county ... shall designate where appropriate... mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals." The *Act* defines "minerals" as gravel, sand and valuable metallic substances.

There are three key issues to the designation and conservation of mineral resource lands. These issues include:

- defining what types of mineral resources are potentially significant in the county;
- defining the extent and long-term significance of aggregate that is needed to meet the demand of the county's projected population; and,
- determining how to balance a variety of land uses within mineral resource areas.

Based on tonnage criteria suggested by DNR, there will be a need for approximately 1,900 acres of mineral resource lands if there is a 50 foot deposit of minerals or double the acreage if there is only a 25 foot deposit. This is based on a minimal amount of export of minerals outside Clark County. The Clark County Aggregate Industry Alliance recently completed a study based on existing inventory which forecast the need for aggregate over the next 20 years. The "moderate demand" scenario which is based on 1) an increase in per capita aggregate uses and 2) elimination of aggregate exports and imports, indicates a need for approximately 27 million short tons of sand and gravel and a similar amount for crushed rock, totaling approximately 54 million tons of minerals.

An important step in this process was to identify potential mineral resource lands of long-term commercial significance. This was based heavily on the criteria in the DCTED guidelines (*WAC 369-190*). The DCTED classification criteria were intended to ensure resource conservation in a manner that also

maintains a balance of land uses. The DCTED guidelines encourage the classification of known and potential mineral resources so that access to resources of long-term commercial significance is not knowingly precluded.

The DCTED guidelines state that "other proposed land uses within (mineral resource areas) may require special attention to ensure future supply of aggregate and mineral resource material, while maintaining a balance of land uses." Special attention may include notification of property owners surrounding a designated mining site and a limitation on nuisance claims by surrounding property owners.

Future mineral resource lands consist of areas identified with the potential for the existence of mineral resources. These areas appear to contain the resource, based on the information supplied by DNR (*Figure 21*); are primarily not within environmentally sensitive areas (i.e., 100-year floodplain, high quality wetland areas); and are at least 80 acres in size, or which at least one 40-acre parcel or two 20-acre parcels are currently vacant. The size requirement is not a variable if adjacent to an existing mining site.

Because of limited geological information regarding mineral resources within the county, criteria were also established to help guide the designation of future sites not identified through this process.

Criteria for Designating Mineral Resources

Limited geological information is available to accurately identify, evaluate and designate mineral resources of long-term "commercial" significance. Lands with the geologic potential for commercial mineral extraction, once identified, must also be evaluated by additional criteria which address factors such as land use compatibility, economic issues and environmental concerns.

The county should analyze information about the location, quality and quantity of gravel and mineral deposits. A determination about the significance of a site will be based on:

- a survey map, tax lot map or other legal description that identifies the location and perimeter of the gravel and mineral resource;

- information showing that the resource meets or can meet applicable quality specifications for the intended use(s). Information shall consist of laboratory test data or the determination of a geologist or engineer;
- information showing the quality of the resource, as determined by exploratory test data or other calculations compiled and attested to by a geologist or engineer;
- life of the resource, which will help to assess the needs and demands for the county with regard to mineral resources and also the impact on adjacent land uses; and,
- the matrix (*Table 4.4*) should serve as a reference point for both the county and applicant to assess the feasibility of designating and protecting the mineral resource and should be tied to future land use decisions.

Table 4.4 Matrix for Assessing Mineral Resources

	NOT SUITABLE	CONSIDER FOR PROTECTION	PROTECTION DESIRABLE	PROTECTION HIGHLY DESIRABLE	PROTECTION CRITICAL
QUALITY OF DEPOSIT	Low grade deposit.	Variable but located near use area or processing plant.	Deposit made economical to mine by upgrading material.	Grade meets the requirements for road construction or can be upgraded.	Concrete quality.
SIZE OF DEPOSIT	Small deposit.	Small deposit (less than 2,000 tons).	Medium-size deposit.	Large deposit (7.5 million tons).	Very large deposit (10 million tons).
ACCESS DISTANCE FROM MARKET	More than 20 miles from use area.	Distance from use area is minimized due to access to interstate.	Less than 10 miles of the use area; alternative access route available.	Large deposit presently beyond economical hauling distance to present use areas. Near highways: access can be provided.	Within 5 miles of uses area. Adjacent to highway with access for trucks.
COMPATIBLE WITH NEARBY AREAS	Adjacent land use presently incompatible with mining (appreciable residential development within range of excessive noise, dust, blasting, vibrations, etc.).	Scattered development within outer range of impacts of mining; owners may not object to mining.	Adjacent land suitable for development and within commuting distance of use area.	Imminent incompatible development on adjacent lands.	No incompatible land uses existing or likely in the foreseeable future (adjacent land in national forest, operator's ownership, agricultural land use.)
IMPACT OF NOISE	Noise level in adjacent presently developed areas would clearly exceed standards if mining occurred.		Noise level in adjacent undeveloped areas would exceed standards for likely use, but use of these areas can be easily delayed or economical mitigation can be provided by barriers.		Noise at adjacent residential are less than 50 dB(A) due to distance or topographical barrier, berm can be constructed easily.

	NOT SUITABLE	CONSIDER FOR PROTECTION	PROTECTION DESIRABLE	PROTECTION HIGHLY DESIRABLE	PROTECTION CRITICAL
IMPACT OF BLASTING	Too close to existing subdivision.				Blasting not required; permanent open space between quarry and other uses; topographic barrier between quarry and other land uses; only occasional light blasting; blasting compatible with adjacent uses.
IMPACT OF TRUCK TRAFFIC	Only access is local road through residential area.	Slightly longer alternative route exists.	Alternative truck route can be built at reasonable expense; alternative transportation (conveyor, etc., can be sued past residential streets).		Adjacent to freeway with access to site.
VISUAL IMPACT	Mining would destroy or create.	Mining activity cannot be screened and would permanently alter landscape.	Some activity visible from residential areas, but no permanent deterioration of landscape.	Mining activity can be easily screened by berms and/or vegetation.	Activity screened by topography or vegetation, or appreciably reduced by distance.
WETLANDS IMPACT	High quality wetlands throughout the site.	High quality wetlands only on a portion of site and can be avoided.	Lower quality wetlands on site and can be mitigated.	Wetlands can be avoided on sit.	No or minimal wetlands on site and of low quality.
SLOPES	Site located in active unstable slope area.	Potential or historical unstable slopes.	Unstable slopes on site can be avoided.	Minimal slopes throughout the site.	Level grade mining site with minimal slopes.
BIOLOGICAL IMPACT	Rare and endangered plants or animals on-site.	Site includes prime wildlife habitat that would be permanently removed by mining.	Species of Special Concern located on site.	Minor or temporary loss of wildlife habitat.	No significant biological resources; rehabilitation of site would replace or create habitat.
IMPACT OF FLOODING	Mining would cause erosion of adjacent property; could be prevented only at great expense.		Mining would create erosion hazard for roads, bridges, and utility lines; however, these structures could be strengthened at reasonable costs.		Mining would create flood control channel and would not damage adjacent land.

Rural Lands

In order to more fully understand the lot size patterns the remainder of the county was analyzed to determine which parcels were already developed, had the potential to subdivide further or were undeveloped. Rural lot sizes providing for primarily residential development must be considered in light of the county's ability to properly serve such sites. Because a road passes the property, water is

available, and the land is capable of sustaining a sewage disposal does not mean that all service questions have been answered. The larger the number of lots that are created or built upon the greater the consequence of the service implications for the county. This is especially true for transportation impacts. Another implication of the growing number of rural residents is the increase in the conflict over issues related to the normal agricultural

or forestry practices such as dust, noise, hours of operation and similar issues.

Rural Centers

Rural centers are distinguished by small lot development with a definite edge, surrounded by a rural landscape of generally open land used for agriculture, forestry, large lot residential development, recreation and environmental protection purposes. The development of rural centers was based on historical patterns in these areas. Commercial activities located at crossroads providing rural residents with an opportunity to meet many of their daily needs without going into one of the cities.

FUTURE LAND USE DESIGNATIONS

The aforementioned designation criteria for both rural and resource lands were used in the determination of minimum lot sizes for all land use designations. This determination was also based on the population allocation to these areas and the ability to provide services. These land use designations emphasize the types of uses that should predominate be it resource-based or more residential in nature (*Figure 22*).

Population Forecast

The population projection for the area outside of the urban growth areas is based in part on an allocation received from the Washington State Office of Financial Management. This additional population, approximately 134,000 people over the next 20 years, has been suballocated to the urban areas and the rural areas. The allocation for the rural area is approximately 15,000 people over the next 20 years, which would account for approximately 12 percent of the total county population.

Rural Lands

A minimum lot size of one dwelling per five acres has been designated throughout the rural area based on existing lot patterns; preservation of rural character and continued small scale farming; and forestry.

Rural Centers

Within the rural centers, the following land uses have been identified: residential, commercial, industrial, public facilities, parks

and open space. The commercial and industrial designations are similar to the old comprehensive plan with some additional commercial areas designated. The commercial and industrial activities within these centers should support rural and resource needs and not draw people from the urban area.

Within rural centers, permitted commercial uses to be encouraged include post offices, veterinary clinics, day care, schools, small medical practices, shopping services and housing opportunities compatible with surrounding roads, and utilities. These, in turn, reinforce the center's rural character and distinct sense of community.

Forest Lands

Tier I

This designation is applied to those lands which are capable of long-term management for the production of forest products and other natural resources, such as minerals. This designation recognizes that other land uses and activities which do not conflict with long-term forest management are necessary and/or appropriate on forest lands.

These lands have been identified by parcel size, current land use, economic viability, tax status as classified forest land, designated forest land, or forest open space, soil productivity, geology, topography and other physical characteristics conducive to growing and harvesting marketable crops of timber within conventional crop rotation periods and under traditional and accepted forest practices. The minimum lot size for resource land protection is one dwelling per 80 acres with the provision for an additional temporary dwelling.

Tier II

This designation is applied to those lands which are capable of long-term management for the production of forest products and other natural resources. There is a recognition that, within this area, residential and other people oriented activities are more prevalent than in Tier I. This designation recognizes that some other land uses and activities which do not conflict with long-term forest management are necessary and/or appropriate on forest lands.

The minimum lot size for resource protection purposes is one dwelling per 40 acres with the provision for an additional temporary dwelling.

Agricultural Land

This designation is applied to those lands which have the growing capacity, productivity and soil composition for long-term commercial production of agricultural products and which are capable of long-term management for the production of agricultural products and other natural resources such as timber. This designation recognizes that some other land uses and activities which do not conflict with long-term agricultural management are necessary and/or appropriate on agricultural lands.

Agricultural lands have been identified by parcel size, soil productivity and composition, current land use, and other physical characteristics conducive to growing and harvesting agricultural crops and products. The minimum lot size for agricultural lands for resource protection purposes is one dwelling per 20 acres with the provision for an additional temporary dwelling.

Agri-Forest

This designation is applied to those lands which have the characteristics of both long-term forestry and agriculture capability and, in many cases, where both types of activities are occurring on site. The minimum lot size for these parcels is limited to one dwelling per 20 acres.

Agriculture/Wildlife

This area is applied to areas in the Columbia River Lowlands which have the characteristics to support long-term commercially significant agriculture and are valuable seasonal wildlife habitat. The primary uses in this are commercial agriculture, wildlife habitat management and recreation. The minimum lot size for Agriculture/Wildlife is one dwelling per 160 acres.

Mineral Lands

The underlying plan designation will determine the minimum lot size for those parcels also designated with a Surface Mining Overlay.

GOALS AND POLICIES

State Goals And Mandates

Statewide planning goals were adopted in 1990 as part of the *GMA* to guide development and

adoption of comprehensive plans and development regulations. The *Rural Element* shall permit land uses that are compatible with the rural character of such lands and provide for a variety of rural densities (*RCW 36.70A.020(12)*). The legislation also requires counties to designate resource lands which include agriculture, forest and mining with minimum guidelines to assist in the classification and designation of resource lands.

Community Framework Plan

Clark County adopted the *Community Framework Plan (CFP)* in April 1993. The *CFP* established a consensus among the citizens of the county about the lands which would eventually be committed to urban uses and those which should remain rural. The *Framework Plan* is not a detailed plan, but a plan that provides a framework through policies that guide the development of the *20-Year Plan*. *CFP* policies are discussed in *Chapter 2, Land Use*. Policies that relate to rural lands can be found in most elements of the *CFP* including Land Use, Rural Lands, Resource Lands, Transportation, Public Facilities, Utilities, Parks and Open Space, Economic Development and Community Design.

20-Year Plan Policies

Rural Lands

GOAL 4.1: Maintain the existing rural character and compatibility with resource-based economic uses, such as farming, forestry, mineral extraction and recreation.

Policies

- 4.1.1 Rural lands may serve one or more of the following functions:
 - a. provide small scale agriculture and forestry operations;
 - b. retain a variety of lifestyle choices for residents;
 - c. retain open space or unique resource based opportunities;
 - d. have very limited public service; and/or,

- e. serve as an area of transition between urban, natural resource and critical lands.
- 4.1.2 Support and encourage uses within rural lands which sustain and are compatible with the rural character and level of public facilities and services, such as:
- a. small scale forest and farm management;
 - b. large lot residential development;
 - c. open space/recreation;
 - d. home occupations; and,
 - e. mining.
- 4.1.3 Encourage and support public recreation, education and interpretive activities and facilities which complement the rural character and resource activities located throughout the rural area.
- 4.1.4 Master Planned Resorts (MPR) may be approved in an area outside of established Urban Growth Boundaries providing they meet the following criteria:
- a. The land proposed is better suited and has more long-term importance for a Master Planned Resort than the commercial harvesting of timber or agricultural production, if located on land that otherwise would be designated as a forest or agricultural resource;
 - b. the location, design, and provision of necessary utilities does not allow for the development of new urban or suburban land uses in the immediate vicinity;
 - c. the proposed site includes unique natural amenities, such as views, streams, lakes or other features that provides a natural attraction for public use;
 - d. the proposed development provides urban level public services that are strictly contained within the boundaries of the resort property by design and construction;
 - e. the proposed site for the Master Planned Resort is sufficient in size and configuration to provide for a full range of resort facilities while maintaining adequate separation from any adjacent rural or resource land uses;
- f. residential uses are designed primarily for short-term or seasonal use, full time residential uses should be limited;
 - g. the major recreational facilities within the Master Planned Resort must be open to the public and the overall facilities and recreational activities should promote tourism and the recreational goals of the comprehensive plan;
 - h. each proposal should include a full inventory of critical wildlife habitat, significant wetlands, shorelines and floodplains, and cultural resources;
 - i. significant natural and cultural features of the site should be preserved and enhanced to the greatest degree possible;
 - j. commercial uses and activities within the MPR should be limited in size to serve the customers within the MPR and located within the project to minimize the automotive convenience trips for people using the facilities; and
 - k. adequate emergency services must be available to the area to insure the health and safety of people using or likely to use the facility.
- 4.1.5 Establish standards and programs whereby residents of rural lands adjacent to designated resource lands are informed that they are locating in a natural resource area and will be subject to normal and accepted farm, forestry or mining practices that comply with federal, state and local regulations.
- 4.1.6 Establish programs for the rural area which notify and educate residents of ongoing small scale resource activities.
- 4.1.7 Encourage cooperative resource management among farmland and timberland owners, farm foresters, rural residents, environmental groups and local, state, and federal resource agencies for managing private and public farm and forest lands and public resources.

- 4.1.8 Establish provisions for intensity of rural development, including a range of lot sizes based on natural characteristics, proximity to designated natural resource lands, transportation circulation, availability of services which are adequate without extending or up-grading levels of service (LOS) and, open space areas.
- 4.1.9 Those areas with a Comprehensive Plan designation of Rural Estate shall have a residential density of one dwelling unit per 5 acres. Those areas within the Meadow Glade sewer service area may have a density of one dwelling unit per acre if dwellings are provided with public sanitary sewer service.
- 4.1.10 Rural development shall not be allowed unless appropriate facilities and services (water, storm drainage, roads and approved sanitary treatment) are in place or planned.
- 4.1.11 Rural lands generally shall be served by septic tanks and individual wells (when public water is not available).
- 4.1.12 Develop a financing program to fund the services required in rural and resource areas based on fair share costs.
- 4.1.13 Wastewater treatment shall generally be provided by individual on-site treatment systems or approved alternative sewage treatment technologies. Sewer lines should not be extended into rural areas except to correct existing health hazards and provided other means for treatment, such as state approved alternative technologies, have been assessed and determined not to be feasible due to environmental constraints. If sewer is extended, the maximum number of permitted hookups should be specified at the time of extension and no additional development exceeding this number should be permitted.
- 4.1.14 Public facilities and services (at rural levels of service) in rural and natural resource areas should maintain public health and safety in a coordinated manner at levels which are efficient and cost effective.
- 4.1.15 Incentives should be developed that encourage:
 - a. farming;
 - b. forestry;
 - c. open space/recreation; and,
 - d. protection of the natural environment.
- 4.1.16 Develop standards for maintaining the rural character including noise, lighting and siting of the structure, recognizing the needs are different for conforming and non-conforming parcels.
- 4.1.17 Rural and Resource lands designations within Columbia River Gorge National Scenic Area are consistent with the requirements of the National Scenic Area legislation. The minimum lot size requirements and uses shall only be authorized to the extent that they are consistent with the National Scenic Area legislation established to implement the requirement of the scenic area.

Rural Centers

GOAL 4.2: Maintain the character of the designated Rural Centers within the surrounding rural area that is appropriate in character and scale in the rural environment.

Policies

- 4.2.1 Designation criteria for Rural Centers includes identification of pre-existing small lot development patterns, natural features as boundaries, and access to arterials.
- 4.2.2 Rural Centers should serve the following purposes:
 - a. provide a focus for the surrounding rural area that is appropriate in character and scale in the rural environment;
 - b. provide appropriate commercial developments to serve adjoining rural areas;
 - c. provide services to tourists and other visitors recreating in the area; and,
 - d. provide an opportunity to develop facilities that can function as a community center in those areas where an incorporated town no longer serves that role for the surrounding area.

- 4.2.3 Rural Centers are distinct areas of smaller lot development with a defined edge, surrounded by a protected rural landscape of generally open land used for agriculture, forestry, large lot residential, recreational and environmental protection purposes.
- 4.2.4 Rural commercial development should support the needs of rural residents and natural resources activities rather than urban area uses. Strip-type development should be discouraged.
- 4.2.5 Schools serving predominantly rural populations should preferably be located in rural centers and then in rural areas or finally located in resource areas, subject to *Policy 4.2.6*.
- 4.2.6 Schools may be located in resource or rural areas where necessary to serve population growth and attendance areas principally lying outside of the urban growth area or rural centers, subject to the following:
- Before siting schools in the resource or rural areas, the district shall demonstrate that the proposed site is more suitable than alternative sites within the existing urban growth area or rural centers. Suitability includes factors such as size, topography, zoning, surrounding land uses, transportation, environmental concerns and location within the area to be served.
 - The school district shall demonstrate that the transportation facilities serving the site are adequate to support site generated traffic, including buses.
 - Upon locating any school in the rural or resource area, the school district shall agree to connect to public water when it becomes available within 1000 feet or less of the site, provided such a connection does not necessitate special facilities or capital improvements to increase the capacity of the system.
- 4.2.7 Encourage resource based industrial development to locate within Rural Centers, consistent with rural character and levels of service.
- 4.2.8 Encourage uses, such as rural commercial, post offices, veterinary clinics, day care, small medical practices and schools, that provide employment, shopping services and housing opportunities within Rural Centers. The scale should be compatible with surrounding roads and utilities which reinforce the rural character and distinct sense of community.
- 4.2.9 Rural Centers shall have a density of one dwelling unit per 5 acres except for those areas inside the Meadow Glade Rural Center which may have a density of one dwelling unit per 1 acre where lots are provided with public sanitary sewer service and subject to the following:
- planned unit developments may be allowed; and
 - planned unit developments shall utilize urban standards for wetland requirements and quasi-urban road standards.
- 4.2.10 Commercial activities in rural areas should be located in Rural Centers. Commercial uses supporting resource uses, such as packing, first stage processing and processing which provides value added to resource products may occur in resource areas.

Commercial Forest Tier I and II

GOAL 4.3: To maintain and enhance the conservation of productive forest lands and discourage incompatible uses associated with forestry activities.

Policies

- 4.3.1 Encourage the conservation of long-term commercial significant forest lands for productive economic use.
- 4.3.2 Capital improvement plans should take into consideration maintaining public roads adequate to accommodate the transport of forest commodities.
- 4.3.3 In identifying and designating commercial forest land, the following factors shall be taken into consideration: operational factors, growing capacity, site productivity and soil composition, surrounding land use, parcel size, economic viability, tax status, and public service levels that are conducive to long-term continuance in forest management.

- 4.3.4 Primary land use activities in forest areas are commercial forest management, agriculture, mineral extraction, ancillary uses and other non-forest related economic activities relying on forest lands.
- 4.3.5 Encourage the multiple economic use of forest land for a variety of natural resource and activities particularly suited for and compatible with forest lands.
- 4.3.6 Commercial forest land, considered desirable for acquisition for public recreational, scenic and park purposes, shall consider its impact on a viable forest industry including but not limited to forest management practices on adjacent lands, buffering and transportation of forestry products.
- 4.3.7 Encourage the maintenance of forest lands in timber and current use property tax classifications, including classified forest land, designated forest land and forest open space classifications, as provided for in *RCW 84.28* and *RCW 84.33*.
- 4.3.8 Establish or expand special purpose taxing districts and local improvement districts in lands designated in the *20-Year Plan* for forest use only when the services or facilities provided by the special purpose district or local improvement district through taxes, assessments, rates or charges directly benefit those forest lands.
- 4.3.9 Encourage the concept of cooperative resource management among timberland owners, environmental groups, state and federal resource agencies and federally recognized Native American tribes for managing the state's public and private timberlands and public resources.
- 4.3.10 Land use activities within or adjacent to forest land shall be located and designed to minimize conflicts with forest management and other activities on forest land.
- 4.3.11 Residential development on lands adjacent to designated forest land shall be located away from the forest land and should provide for a buffer between residential and forest activity.
- 4.3.12 Special development standards for access, lot size and configuration, fire protection, water supply and dwelling unit location shall be adopted for dwellings within or adjacent to designated forest lands.
- 4.3.13 Encourage the continuation of commercial forest management by:
 - a. supporting land trades that result in consolidated forest ownership; and,
 - b. working with forest landowners and managers to identify and develop other incentives for continued forestry.
- 4.3.14 Forest and mining activities performed in accordance with county, state and federal laws should not be considered public nuisances nor be subject to legal action as public nuisances.
- 4.3.15 Notification shall be placed on all plats and binding site plans that the adjacent land is in resource use and subject to a variety of activities that may not be compatible with residential development.
- 4.3.16 Within the Forest Tier I category, only one principal dwelling unit per 80 acres shall be allowed with the provision for an additional temporary dwelling.
- 4.3.17 Within the Forest Tier II category, one principal dwelling unit per 40 acres shall be allowed with the provision for an additional temporary dwelling.
- 4.3.18 Designation of Agri-forest lands shall be those lands adjacent to designated resource lands which have the characteristics of both agriculture and forestry.
- 4.3.19 Within the Agri-forest category, one principal dwelling unit per 20 acres shall be allowed with the provision for an additional temporary dwelling.

Commercial Agriculture I/II Policies

GOAL 4.4: To maintain and enhance productive agricultural lands and discourage incompatible uses associated with farming activities.

Policies

- 4.4.1 Encourage the conservation of the county's highest quality agricultural lands for productive agricultural use and

protect the opportunity for these lands to support the widest variety of agricultural crops and products as listed in *RCW 36.70A.030(2)* by designating agricultural lands of long-term commercial significance.

4.4.2 In order to conserve commercial agricultural lands, the county shall limit residential development in or near agricultural areas and limit public services and facilities which lead to the conversion of agricultural lands to non-resource uses.

4.4.3 Minimum parcel size should be adequate to allow reasonable and economic agricultural use and to discourage the conversion of agricultural lands to residential use.

4.4.4 The primary land use activities in agricultural areas shall be commercial agriculture, forest management, mineral extraction, ancillary uses and other non-agricultural related economic activities relying on agricultural lands.

4.4.5 Land uses on commercial agricultural lands shall include all standard agricultural practices and supporting activities, including farmworker housing and use of water resources for irrigation.

4.4.6 Capital improvement plans should take into consideration maintaining public roads adequately to accommodate the transport of agricultural commodities.

4.4.7 Commercial agricultural land considered desirable for acquisition for public recreational, scenic and park purposes, shall first be evaluated for its impact on a viable agricultural industry.

4.4.8 Encourage the maintenance of agricultural lands in current use property tax classifications, including those classifications as provided for in *RCW 84.34* and *CCC 3.08*.

4.4.9 The county should establish or expand special purpose taxing districts and local improvement districts in lands designated in the plan for agricultural use only when the services or facilities provided by the special purpose district or local improvement district, through taxes, assessments, rates or charges, directly benefit those agricultural lands.

4.4.10 Endorse the concept of cooperative resource management among agricultural land owners, environmental groups, state and federal resource agencies and federally recognized Native American tribes for managing the county's public and private agricultural lands.

4.4.11 Land use activities within or adjacent to agricultural land shall be located and designed to minimize conflicts with agricultural management and other activities on agricultural land.

4.4.12 Residential development on lands adjacent to agricultural land shall be located away from the agricultural land and shall provide a buffer between residential and agricultural activity.

4.4.13 Public services and utilities within and adjacent to designated agricultural areas should be designed to prevent negative impacts on agriculture and allow for continued resource activity.

4.4.14 Encourage the continuation of commercial agricultural management by:

- a. supporting land trades that result in consolidated agricultural ownership; and,
- b. working with agricultural landowners and managers to identify and develop other incentives for continued farming.

4.4.15 Encourage agricultural land use as a clean industry incorporating tax breaks, right to farm, transfer of development rights and other economic means and develop strategies to support farming practices

4.4.16 Agricultural activities performed in accordance with county, state and federal laws should not be considered public nuisances nor be subject to legal action as public nuisances.

4.4.17 Notification shall be placed on all plats and binding site plans that the adjacent land is in resource use and subject to a variety of activities that may not be compatible with residential development. The notice should state that agricultural, forest or mining activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances.

- 4.4.18 Within the Agriculture land designation, one principal dwelling unit per 20 acres shall be allowed with the provision for an additional temporary dwelling.
- 4.4.19 Within the Agriculture/Wildlife category, one principal dwelling unit per 160 acres shall be allowed.

Mineral Lands

GOAL 4.5: To protect and ensure appropriate use of gravel and mineral resources of the county, and minimize conflict between surface mining and surrounding land uses.

Policies

- 4.5.1 Support the conservation of mineral lands for productive economic use by identifying and designating lands of long-term commercial significance, consistent with the 20-year planning horizon mandated by growth management.
- 4.5.2 Capital improvement plans should take into consideration maintaining and upgrading public roads adequate to accommodate transport of mineral commodities.
- 4.5.3 In identifying and designating commercial mineral lands, the following factors should be taken into consideration: geological, environmental and economic factors; existing and surrounding land uses; parcel size; and public service levels that are conducive to long-term production of mineral resources.
- 4.5.4 Maintain an inventory of gravel and mineral resource sites. The comprehensive plan inventory shall be comprised of the following:
- a list of designated sites;
 - a list of "potential" sites for which information about the quality and quantity of the site is not adequate to allow a determination of long-term commercial significance;
 - a list of current sites; and,
 - a list of active sites.
- 4.5.5 Encourage recycling of concrete, aggregate and other materials.
- 4.5.6 Encourage restoration of mineral extraction sites as the site is mined, consistent with requirements identified in *RCW 78.44*.
- 4.5.7 Land shall not be used for any activity other than surface mining or uses compatible with mining until the gravel or mineral resource is depleted, reasons for not mining the site are clearly demonstrated, or the site has been reclaimed.
- 4.5.8 Surface mining other than Columbia River dredging shall not occur within 100-year Floodplain.
- 4.5.9 Mineral extraction operations shall be conducted in a manner which will minimize the adverse effects on water quality, fish and wildlife, adjacent activities and the scenic qualities of the shorelines. Any adverse impacts shall be mitigated.
- 4.5.10 Land use activities adjacent to mineral lands should be located and designed to minimize conflicts with mineral activities on such lands.
- 4.5.11 Designated mineral operations of long-term commercial significance are not exempt from the normal environmental review process of the county or state agencies.
- 4.5.12 Establish standards and programs whereby residents of rural lands adjacent to designated resource lands are informed that they are locating in a natural resource area and that will be subject to normal and accepted mining practices that comply with federal, state and local regulations.
- 4.5.13 Prior to removal of the surface mining designation, the landowner needs to show that the extraction of the mineral resource is not feasible.
- 4.5.14 The county shall allow continued mining at existing active sites.
- 4.5.15 Potential aggregate sites or expansion shall not be designated within rural zoning categories.
- 4.5.16 Designation to alternative land uses at the time of reclamation shall take into consideration surrounding land uses and other policies of this *20-Year Plan*.

- 4.5.17 Future land use designations for those areas designated Mineral Lands (Fisher Quarry and Section 30/31) should be made consistent with and at the time of reclamation plans.
- 4.5.18 Some level of processing should be associated with mineral extraction.
- 4.5.19 Future sites designated with a surface mining overlay shall be assessed on a case by case basis, based on the commercial or industrial value of the resource, and the relative quality and quantity of the resource as well as the following conditions:
- a. the resource should be of a quality that allows it to be used for construction materials or meet applicable quality specifications for the intended use(s);
 - b. the resource should be of a quantity sufficient to economically justify development based upon the characteristics of the aggregate, life of the resource site, cost of extraction, accessibility, opportunity, type of transportation and the location of high demand areas; and,
 - c. designation of these mineral resource lands should follow the "Criteria for Designating Mineral Resources," as outlined in the Designation Criteria component of the *Rural and Natural Resource Element*.
- 4.5.20 Clark County's *Shoreline Master Program* shall be reevaluated for consistency with the Growth Management legislation and Clark County's *20-Year Comprehensive Growth Management Plan*. Any areas of inconsistency shall be reviewed and resolved with either modification of the *Shoreline Master Program* or *Comprehensive Plan* policies, which ever is more appropriate.

STRATEGIES AND IMPLEMENTATION

- Develop and implement a *Right to Farm/Log* ordinance.

- Develop and implement a *Fish and Wildlife Habitat Conservation* ordinance.
- Evaluate a variety of funding sources and their feasibility for acquisition of land and other programs to implement the policies within the *Rural and Natural Resource Element*.
- Continue to evaluate and pursue a program for Purchase of Development Rights or Transfer of Development Rights but be selective as to where these programs should be applied.
- Work with local, state and national land trusts as a non-governmental option to protect resource lands using programs such as conservation easements, life estates and other tools.
- Develop new design standards for the rural and resource areas, in part based on whether the parcels conform or not to current zoning.
- Develop a program that would tie authorization to build a new residence with a demonstrated intent to manage the property in concert with the resource.
- Develop a program in areas where parcelization has occurred which allows the same number of lots with design which will have less impacts on the surrounding lands.
- Cooperatively with other groups or agencies develop a rural handbook which would provide information on the types of activities that can and should occur in the rural area.
- Develop a program to change the structure of the Open Space Current Use Taxation based on a public benefit rating system.
- Develop an ordinance consistent with the requirements of the scenic area for those areas designated within the CRGNSA and within the county.
- The timeline for strategies is highlighted in *Table 4.5*.

Table 4.5 Rural Strategies Matrix

STRATEGIES	PLAN REFERENCE	SHORT TERM IN 1994	MEDIUM TERM IN 1995	LONG TERM IN 1996
1. MINIMUM LOT SIZE	Policies: 4.1.9; 4.1.10; 3.2.8	X		
2. RESOURCE DESIGNATION	Policies: 4.3.16; 4.3.17; 4.3.19; 4.4.17	X		
3. RIGHT TO FARM/LOG	Policies: 4.3.14; 4.4.15 Strategy #1	X		
4. WATER SERVICE POLICIES	See Policies: Chapter 6	X		
5. DWELLING APPROVAL CRITERIA	Policy: 4.3.12 Strategy #7			X
6. VEGETATIVE CLEARING ORDINANCE	Policies: 2.4.10; 2.4.13	X		
7. FISH AND WILDLIFE HABITAT ORDINANCE	Policy: 2.4.3 Strategy #2		X (early)	
8. ROAD STANDARDS	Policies: 3.4.1; 3.4.2; 3.4.3	X		
9. DENSITY TRANSFER	Strategy #8		X	
10. RURAL ZONING CRITERIA	Policies: 4.3.12; 4.4.12 Strategy #6		X	
11. FAMILY COMPOUND	Policies: 4.3.16; 4.3.17; 4.3.19; 4.4.17	X		
12. RURAL HANDBOOK	Strategy #9		X	
13. CURRENT USE TAXATION	Policy: 4.3.7 Strategy #10			X
14. CONSERVATION EASEMENTS	Strategy #5	X		
15. LIFE ESTATE DWELLINGS	Strategy #5	X		
16. IMPACT FEES FOR RURAL AREAS: A. TRANSPORTATION B. PARKS C. OPEN SPACE	Policy: 3.2 Policy: 8.1.3 Policy: 4.1.13		X X	X
17. PURCHASE OF DEVELOPMENT RIGHTS	Strategy #4			X
18. CONSERVATION FUTURES	Page 8-17	X		

